

**Build-out Analysis Methodology for Land Use Pattern Map
(Portion of the Suburban Policy Area Proposed Planned Land Use Change from Industrial
to Business)
August 23, 2006**

Data Sources

Data for this work was extracted on August 17, 2006 from the County's Land Management Information System (LMIS). The following data were extracted for all parcels in the proposed Business Community within the Suburban Policy Area:

MCPI (Unique Parcel Identifier Number)
Primary Zoning
Policy Area
Parcel Occupancy Code (used to determine use of the parcel)
Legal Acres
State Use Classification

Major Floodplain acreage and acreage located within the 65 Ldn noise contour were determined using the County's GIS data.

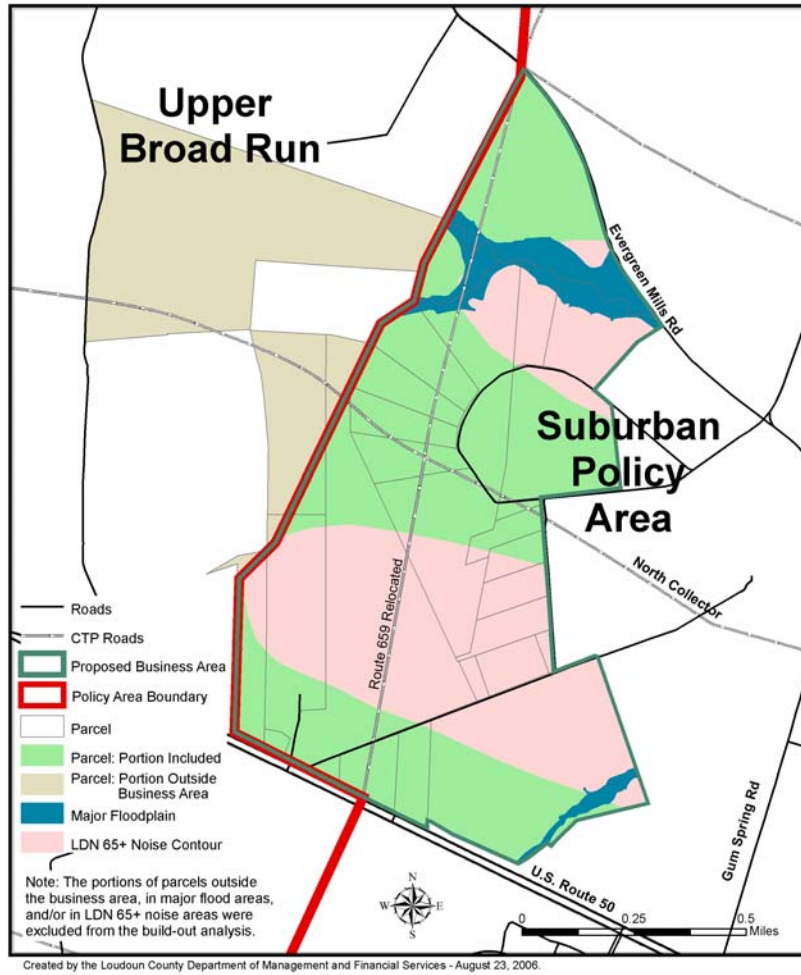
Analysis Methodology

The following method was used to determine the maximum estimated number of residential units that could be built on each parcel. Parcel development potential was modified based on the following assumptions (See Map Below):

1. Only the portion of the parcel within the area proposed to be changed to Business Community was included in the analysis.
2. Net buildable acres includes all acreage in proposed Business Community minus land owned by the state, major floodplain, and within the 65 Ldn noise contour.
3. Parcels owned by the Commonwealth of Virginia were removed.
4. Parcels were considered fully developable if improvements were assessed at less than \$100,000 in 2006.
5. Consideration was not given to parcels that may have private restrictive covenants that limit development as the data was not available.
6. Potential New Units Determined Based on Business Community policies in the Revised General Plan (25% of the developable land area at 16 dwelling units per acre).

| | Dwelling Units | Acreage |
|--|---------------------------|----------------|
| Suburban Policy Area (25% of Business land area at 16 dwelling units per acre) | 1,205 | 304 |

Parcels Included and Not Included in Build-Out Analysis
CPAM 2005-003 Suburban Policy Area Proposed Business Area



7. The mix of unit types for the development scenario used to determine populations, students, and capital costs were determined based on a 50/50 mix of single-family attached and multi-family units.